



## McDowall, 11 Selleck Close

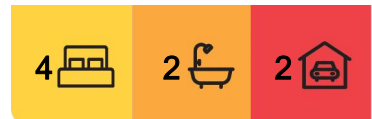
### Exceptional Value in Tightly Held McDowall Pocket

Tucked away in a quiet cul-de-sac and perched high on the hill, this renovated and maintained single-level home offers the perfect balance of contemporary style and everyday practicality. With a spacious floorplan featuring multiple living/dining options, 4 generous bedrooms, 2 renovated bathrooms, a large modern kitchen and an expansive outdoor zone which is perfect for entertaining or relaxing, you will be hard pressed finding another home that provides this much value!

The home is set in an elevated position within a quality estate and offers some lovely suburban views to the south/east. Convenience is assured with the McDowall Shopping Centre within walking distance and Westfield Chermshire, Prince Charles Hospital and McDowall Primary School all within a short 10-minute drive of the home. The location is just 11km from the CBD and provide easy access to the Brisbane Airport. Express bus transport is available within very short walking distance. Locals love this estate due to its convenience to great schools, excellent retail, public transport and parkland.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Under Contract

**View**  
By Appointment

**Contact**  
**Joshua Waters**  
0417 800 991  
jwaters@ljhooker.com.au

**LJ Hooker Aspley | Chermshire**  
**(07) 3263 6022**

Homes of this calibre and in this position are extremely rare and highly sought after, and be assured, this opportunity should not be missed.

#### Special Features Include:

- \* Low maintenance, lowset brick construction with a tile roof. The home has been updated throughout to present a stylish modern interior including a fresh neutral colour palette and modern fixtures and fittings throughout.
- \* An elevated position capturing lovely suburban views and breezes from the south/east.
- \* Spacious living areas, including a large, carpeted lounge/dining room with air-conditioning in addition to a sizeable living/dining zone adjoining the kitchen. Both of these areas flow easily out to the beautiful outdoor space.
- \* A beautifully renovated kitchen with modern appliances, including an electric cooktop, dishwasher, and generous bench and cupboard space.
- \* Four generous bedrooms, with a master suite featuring an ensuite, walk-in robe, and split-system air conditioning.
- \* 2 renovated bathrooms with sleek, modern finishes.
- \* Large outdoor undercover entertaining area that overlooks a spacious and private backyard, perfect for kids and pets to run around.
- \* Double lock-up garage with automatic door and ample storage.
- \* Workshop space in the garage, with off-street parking for a caravan, boat, or large trailer.
- \* Additional features include ceiling fans throughout, security screens and NBN.

For further information or to arrange your inspection, please contact Joshua Waters.

## More About this Property

<b>Property ID</b>	39GCF1R
<b>Property Type</b>	House
<b>Land Area</b>	1049 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes

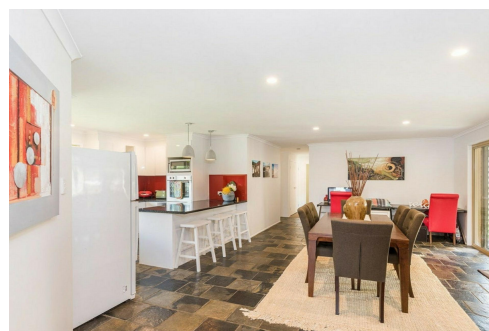
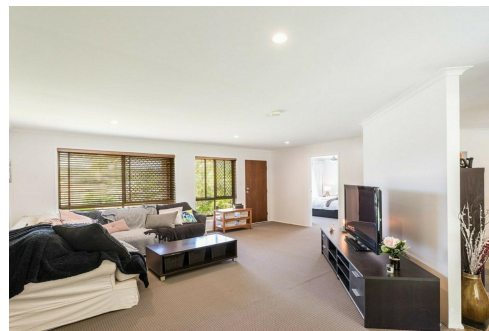
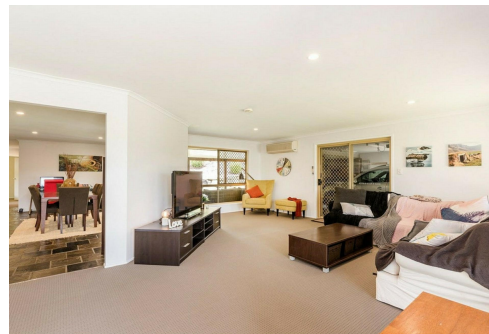
#### Joshua Waters 0417 800 991

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TOTAL APPROX. FLOOR AREA 196.2 SQ.M. (2112 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.